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SALES LETTING MANAGEMENT

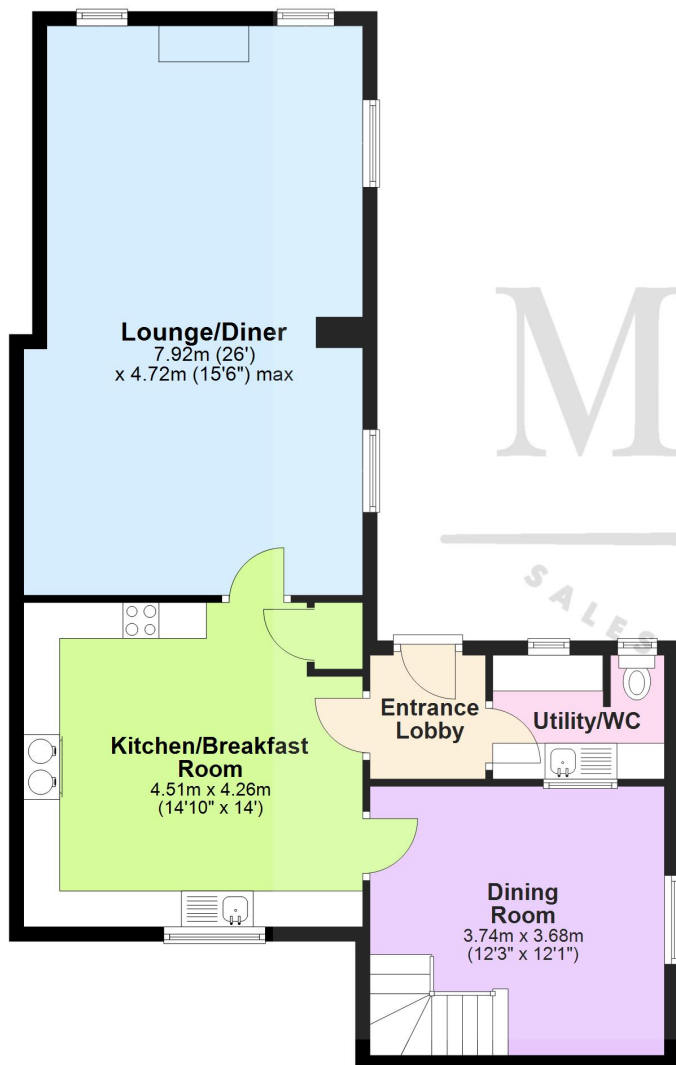


Malthouse Cottage, High Street, Hawkesbury Upton, South Gloucestershire GL9 1AU

£685,000

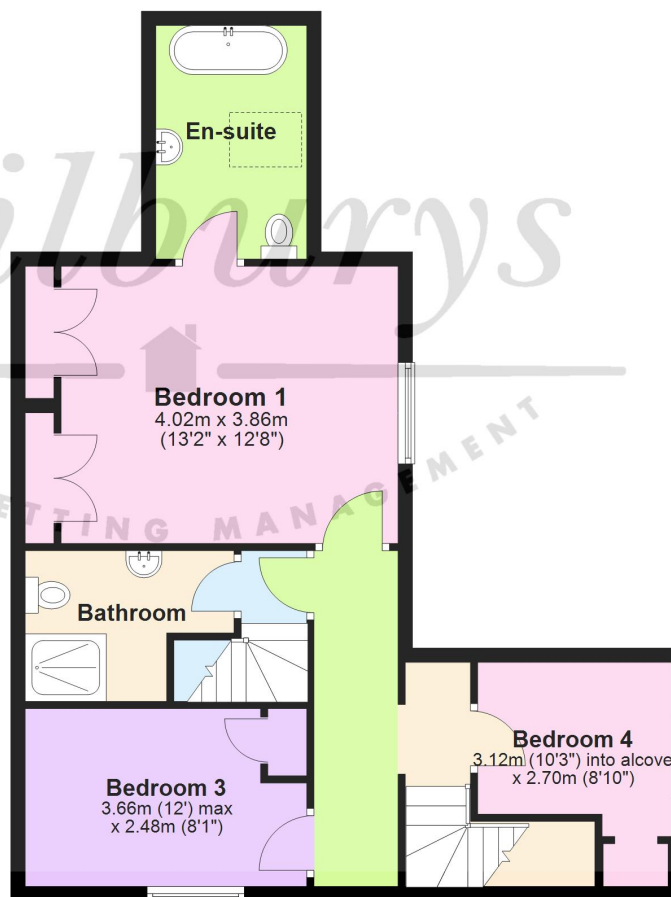
### Ground Floor

Approx. 77.2 sq. metres (831.3 sq. feet)



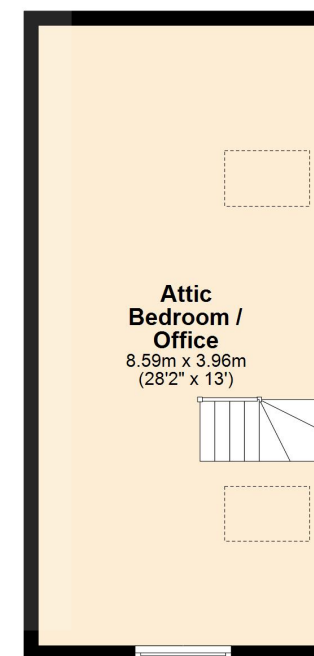
### First Floor

Approx. 63.9 sq. metres (687.9 sq. feet)



### Second Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



Total area: approx. 175.2 sq. metres (1885.3 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.

## Malthouse Cottage, High Street, Hawkesbury Upton, South Gloucestershire GL9 1AU

A delightful attached family home dating back to the 1700s, part of which was the "Blue Boy Inn" where the malt was stored and brewed. Malthouse Cottage is a Grade II Listed property, centrally located in this popular Cotswold village. Full of character and charm the house over time has been extended into a spacious home to accommodate the growing family. Set over three floors the property is approached via an enclosed courtyard which leads into the entrance lobby at the rear. This leads into a lovely spacious kitchen which has a feature AGA as well as having a conventional oven and hob fitted. There is also a utility area and downstairs WC coming off from the lobby. From the kitchen the accommodation flows into a fantastic big lounge/diner which stretches some 26 feet. This lovely room is flooded with light and has feature beams, fireplace and cast iron log burner. There is also comfortable dining room space should you want the formal dining room to be your playroom or snug. The separate dining room leads off from the kitchen and has stairs to the first floor where you will find a lovely master bedroom with built in wardrobes and an ensuite bathroom. This floor also has bedroom 3 and 4, plus a family shower room. Finally, stairs lead up to an fantastic attic room which extends the whole width of the house, having feature exposed beams and far reaching countryside views to the front whilst also looking over the rear garden. A bright and light room which caters as a bedroom with room for casual seating, plus with comfortable space for an office arrangement. Outside a sunny and private garden has a patio area, courtyard and easy maintenance lawn. Fully enclosed, a gate leads to the parking area plus a double garage which has power and lights plus an electric roller door.

### Situation

Situated some 6.4 miles north of the M4 (Bath) Junction 18, this thriving semi-rural village is surrounded by beautiful Cotswold countryside and has easy access to many country walks, footpaths and bridleways. Hawkesbury Upton is a popular village for those looking for their next home as it is commuting distance to both Bristol and Bath whilst also having easy access to the local market towns of Chipping Sodbury, Wotton under Edge plus the picturesque market town of Tetbury which is circa 9 miles away. The A46 also takes you to Stroud which has a direct train link to London Paddington, plus Westonbirt Arboretum is only 5.2 miles away. The arboretum is opposite Westonbirt School; set in stunning grounds Westonbirt is a co-ed independent day and boarding school for boys and girls aged 2 to 18 years. Hawkesbury Upton village has an attractive conservation High Street with a community run local shop, primary school, two public houses, village playing fields, cricket green, thriving children's tennis and cricket clubs, post office, hairdressers and village hall with refurbished play area. It also benefits from being in the catchment of Katharine Lady Berkeley, a hugely popular state secondary school with a school bus service that goes directly through the village.

### Property Highlights, Accommodation & Services

- Character, Grade II Listed Attached Home - High Street Location
- Beautifully Presented and Well Maintained Family Home
- Spacious Accommodation Set Over Three Floors
- 26 Feet Lounge with Exposed Beams and Feature Fireplace and Log Burner
- Large Kitchen with AGA and Space for Table. Separate Dining/Playroom
- Lovely Master Bedroom with Built-in Wardrobes and Ensuite Bathroom
- Sunny, Southerly Facing Rear Garden
- Off Street Parking Plus Double Garage with Electric Roller Doors
- Oil Central Heating and Mains Drainage
- Council Tax Band F - South Gloucestershire Council

### Directions

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